

DINESH VIHAR, OMR CHENNAI PROJECT

Handing Over/Completion of the Project.

1. Handing over of tower is planned in a phased manner wef Dec 2018 in accordance with HQ AWHO letter dated 12 Sep 2018. Club House and Swimming Pool is planned for completion by Mar 2019.

Construction of Additional Parking (i.e OCPF).

2. Additional OCPF parking over and above that required for mandatory parking being constructed has been limited to firm demand of allottees as on date of the draw. The fire fighting aspects have been taken into account by the architect while planning and designing the OCPF. However, the aspect will be verified once again with the fire fighting department.

Correspondence with State Govt for Water Supply Line.

3. All details of correspondence with state government for installing water supply arrangement will be shared with RWA.

Installation of Water Meters in each DU.

4. Installation of water meter in each DU at this stage is not technically feasible.

Clearances reqd for Registration of DUs.

5. All mandatory clearances reqd for registration of DUs will be obtained before handing over of DUs to allottees.

Draft Sale Deed.

6. Draft sale deed is being prepared and shall be uploaded on website after it is vetted by Legal Cell, AWHO.

Registration of the Project under TN RERA.

7. The project is exempted from registration under RERA. Copy of RERA exemption letter is att at Appendix-A.

Isolation of Ph-I & Ph-II.

8. Boundary wall between Ph-I and Ph-II is being constructed as per CA provisions to ensure isolation and security of Phase-I area.

Handing Over of Common Amenities.

9. Works on common amenities are going on side by side being targeted for completion by Mar 2019 and the same will be handed over to the RWA once formed after completion.

Cost of Common Facilities.

10. Phase-I allottees shall be charged for all facilities which have been constructed in Phase-I.

Constitution of Adhoc Committee.

11. All actions will be undertaken as per SOP on the subject.

Exemption of Stamp Duty.

12. Case has earlier been taken up, but Commercial Taxes and Registration Department Secretariat, Chennai intimated that serving/ex-serviceman of the Armed Forces and their widows/dependents are not exempted from payment of stamp duty and registration fee of property at Chennai (Thazampur). Fresh case has already been initiated with State Govt for getting exemption from stamp duty. Copy att at Appendix-B.

Provision of ECHS and CSD Canteen.

13. Case already initiated with HQ Southern Command and HQ Dakshin Bharat for establishment of ECHS Polyclinic and CSD canteen at OMR Chennai. Copy att at Appendix-C..

Lifts.

14. High speed and gearless lifts are being provided instead of normal geared lift (as per original plan) since these consume less power, low in maint, and more efficient as brought out by the experts. The work is in progress.

CCTV in lifts.

15. In this project, each tower is of 31 storey height and is serviced by lifts/elevators. The elevators if provided with CCTVs and connecting feed to monitor at ground floor lobby will enable safety of residents, by providing 24x7 monitoring facility. This is already a norm in big housing societies like Hiranandani, Ramaniyam Ista etc and is also being sought in AWHO Chennai project by many visiting allottees. This feature shall be provided.

Power Pt for AC in Drawing/Dining Room.

16. As the project is of shear wall technology, allottees will find it difficult to subsequently do the internal wiring if they want an additional power point in Drawing/Dining room which was originally not catered for/shown in sample flats/as per original plan (originally power pts for AC were given in bedrooms only). This requirement came up in response to the request from various visiting allottees since 2015 and hence has been catered for.

Reticulated Piped Gas Supply.

17. Provision of reticulated gas supply was planned earlier based on request of some of the allottees. This system presently in Chennai is based on LPG gas cylinders. A bank of 1000 plus LPG gas cylinders need to be established at Stilt level from which a network of pipelines serve the apartments. We had installed a similar LPG based reticulated gas supply sys at AWHO Whitefield, Bangalore project, however due to inherent flaws reticulated gas is not provisioned for Chennai project.

18. **Piped Natural Gas (PNG) by GAIL.** This network is gradually being introduced in the urban landscape. This is supply of piped natural gas through a network of pipe lines similarly to water/elec sup. The receiver of a connection pays refundable security deposit of small amount and a token registration amount of about Rs 300/- to 400/-. The internal piping incl meters is laid free of cost by GAIL. Also there is no reqmt of any other infrastructure by the builder/allottee as in the case of reticulated gas sup. Most imp the cost of PNG is lower than that of LPG gas. It is also a proven fact that handling of LPG cylinder is always a more dangerous proposition in comparison to PNG.

19. In view of above facts, it can be visualized that PNG is more viable option in comparison to reticulated gas sys through LPG. Accordingly, it has been decided not to install LPG based reticulated gas sup sys in OMR Chennai project. As and when PNG is introduced in OMR Chennai, the same may be installed under the aegis of RWA at a much lower cost vis-à-vis reticulated gas sup sys.

Copper piping for Split AC Units.

20. A decision had earlier been taken for installation of copper piping for split AC units at addl cost of allottees. However, copper and drainage pipes now a days are available with various ACs as freebies/free add ons. Hence, no abinitio copper piping is being provided. This will lead to saving to allottees. However, sufficient space for inlet housing and outdoor units is available.

Sheddy entry is pending

(21)



(80)

From
Principal Secretary to Govt.
Housing & Urban Development Dept.
and Chairperson
Tamil Nadu Real Estate Regulatory Authority
(TNRERA), 1st Floor
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai – 600 008.

To
M/s. Army Welfare
Housing Organisation
No.31, Thazhambur Village
Near-DLF Garden City
Chemmenchery
Chennai-600119.

Letter No.TNRERA/446/2018

Dated : 28.08.2018

Sir,

Sub: TNRERA – Exemption from RERA – Housing Project developed by M/s. Army Welfare Housing Organisation at S.No.172/1 & 173, Thazhambur Village, Chengalpattu Taluk, Kancheepuram District - Project – Reg.

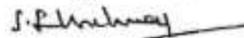
Ref: 1) Your Representation dated 19.02.2018
2) Reply received from the Commissioner, Town & Country Planning, dated 26.07.2018

Your representation received in the reference cited has been examined and forwarded to the Commissioner, Town & Country Planning Dept. for remarks on your request for exemption.

2. The Commissioner, Town & Country Planning in the reference second cited has sent a reply stating that the Tower 1 to 6 Stilt floor + 29 floors, Club house project all over completed as per plan.

3. Accordingly, your request for condoning the delay in furnishing the certificate from the Architect and Engineer has been considered and accepted as structurally completed project.

Yours faithfully,



for Principal Secretary to Govt., H&UD Dept.,
TNRERA

B/03002/59/Post/DO/AWHO

26 Oct 2018

Shri Edappadi. K. Palaniswami
The Hon'ble Chief Minister of Tamil Nadu
Chief Minister's Office Secretariat
Chennai-600009

EXEMPTION OF STAMP DUTY/REGISTRATION FEES

1. Please refer my DO letter No B/03003/46A/AWHO (Coimbatore) dated 21 Jun 2017(copy enclosed).
2. Army Welfare Housing Organisation (AWHO) Project at Chennai is almost completed and the handing over/registration of the houses is commencing shortly. Therefore I had approached the Hon'ble Chief Minister regarding exemption of stamp duty and registration fees to the Army personnel serving/retired and their widows vide my letter referred at para 1 above.
3. Commercial Tax and Registration Department vide their letter 7349/J1/2017 dated 02 Aug 2017 has intimated that as per Commercial Taxes and Registration (J1) Department, Secretariat, Chennai letter dated 13 Jun 2011 addressed to the Inspector General of Registration, the exemption of stamp duty and registration fees is not feasible for the AWHO project at Chennai (copy of both letters enclosed for perusal please).
4. You will appreciate that exception of stamp duty and registration fees will be a great relief to the individuals who have served the nation selflessly for several years. Considering the soaring land and house prices in the State, huge amount has to be expended by the servicemen/Ex-servicemen in getting the house registered as per the existing rules. Various states are extending exemption/concession in Registration Fee/Stamp Duty to Servicemen/Ex-Servicemen and their widows/dependents.

5. In continuation of my request vide DO letter dated 21 Jun 2017, the ANTK&K Area Chennai has also perused the case with the State Govt. However, no positive response has been received yet.

6. May I request Hon'ble Chief Minister to have a sympathetic relook of the case and accord exemption/concession in stamp duty/registration fees or at least property taxes to Serving/Ex-Servicemen of the Armed Forces and their widows/dependents with respect to the AWHO Project at Chennai.



NOO

Col G Muthu Kumar, SM
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Army Welfare Organisation
c/o GE Saint Thomas Mount
Old MH Complex
Rudhra Road, Chennai-16

Tele: 23019294

REGD-POST

Army Welfare Housing Organisation
South Hutments, Kashmir House
Rajaji Marg, New Delhi-110011

B/03020/Turn Key/Chennai/884/AWHO

16 Nov 2018

Director

Regional Committee
Army Welfare Housing Organisation
Headquarter
Southern Command (AG's Branch)
PIN-908541
c/o 56 APO

**PROVISION OF ECHS POLYCLINIC AND CSD CANTEEN FACILITIES FOR
AWHO OMR CHENNAI PROJECT**

1. AWHO is constructing a residential complex at OMR Chennai comprising of 852 DUs. The project consists of six super high rise buildings that tower 31 storeys above the ground. Handing/taking over is planned to commence wef Dec 2018 onwards.
2. A number of representations have been recd from allottees of AWHO OMR Chennai project for establishment of ECHS polyclinic and CSD facilities at the project.
3. It is requested that suitable directions be passed to HQ Dakshin Bharat Area for plg the provision of these facilities at OMR Chennai project. These facilities will not only be used by AWHO allottees but also by Veterans/families of Armed Forces residing in a number of residential areas around OMR Chennai project.



(RK Mengi)
Col
Dir (Planning)
For Managing Director

Copy to:-

HQ Dakshin Bharat Area

Anna Salai, The Island
Park Town
Chennai - 600003

Project Director

Army Welfare Housing Organisation
Near DLF City Garden
Behind Sathyabhama University (OMR)
Thalambur, Chennai – 600130